BOOK 6990 PAGE 30

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
J. Rolland Dyer and wife Paula J. Dyer 3023 Carterwood Dr. Nashville, TN 37207	Collateral Investment 2100 1st Ave., N. Birmingham, Al.35203	60-2-210

46066

IDENTIFICATION REFERENCE

SEP 25 8 42 AM '86

FILED & RECORDED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,393.28.

Affiant

Subscribed and sworn to before me this 23rd day of September, 1986.

Notary Public

Commission expires: 4/22/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, FORREST H. KING, JR. and wife, EMILY B. KING, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto J. ROLLAND DYER and wife, PAULA J. DYER, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to wit:

Said Lot No. 199 fronts 85 feet on the westerly margin of Carterwood Drive and extends back 160 feet on the northerly line and 113.7 feet on the southerly line, to a line in the rear measuring 76.5 feet thereon.

Subject to restrictive covenants contained in instrument of record in Book 3136, page 52, and amended by Book 3253, page 591, Register's Office for Davidson County, Tennessee; and subject to the Plan of record in Book 2900, pages 119 and 120, said Register's Office, shows an Owner's Certificate, a 30 foot mini mum building setback line from Carterwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Subject also to easement for sewer across the front lot line of premises as shown on said Plan.

Being the same property conveyed to Forrest H. King, Jr. and wife, Emily B. King by deed of record in Book 6766, Page 377, Register's Office for Davidson County, Tennessee.

Subject to indebtedness secured by a Deed of Trust of record in Book 5372, page 413, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 3023 Carterwood Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their, heirs, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their, heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of September, 1986.

Forrest H. King, Jr.

Emily B. King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of September, 1986, before me personally appeared FORREST H. KING, JR. and wife, EMILY B. KING, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tn., this 23rd day of September, 1986.

Notary Public

My Commission Expires:
1/21/90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49393.28 CAMT.
88.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.82
6457A09/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46066

IDENTIFICATION REFERENCE

SEP 25 8 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299169